

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
MEETING SUMMARY
SEPTEMBER 16, 2004**

- I. CALL TO ORDER:** Mr. Bob Boland, Chairman, calls the meeting to order at 7:00 p.m.

PRESENT

Mr. Matt Adams
Mr. Bob Boland
Mr. Bryant Conant
Mr. John Langa
Ms. Lu Perantoni, PC Liaison
Ms. Teresa Price, Director of Planning
Ms. Annissa McCaskill-Clay, Senior Planner
Mr. David Bookless, Project Planner
Mr. Kyle Dubbert, Project Planner
Ms. Joyce Collins-Catling, Executive Secretary

ABSENT

Mr. Bud Gruchalla
Mr. Dave Whitfield

II. PROJECT PRESENTATIONS:

- A. Dierberg's The Market Place (Hollywood Video):** Amended Architectural Elevations for one retail building on an 11.35-acre tract of land, zoned "C-2" Planned Commercial District, located northeast corner of Baxter and Clarkson Roads.

Project Planner David Bookless presents the project. Tonight's presentation shows a red awning on it to be replaced with the proposed purple awning. Color change is the only revision to the project. The Department of Planning has reviewed the project and found no outstanding issues.

John Langa makes a motion to forward the project for approval.

Matt Adams seconds the motion.

The motion passes by voice vote of 4-0

- B. Paddington Hill Site Development Plan:** A Site Development Plan, Landscape Plan, Tree Preservation Plan and Architectural Elevations or a 7.8 acre site zoned R-3 with a Planned Environment Unit.

Project Planner David Bookless presents the project. The Landscape Plan has been updated to include additional trees. The photographs in tonight's presentation are included as examples of the developer's previous work. The Department of Planning has reviewed the project and found no outstanding issues.

Items Discussed:

- ✓ Enhanced landscaping
- ✓ Additional/Supplementing trees
- ✓ Different color schemes in Chesterfield Pointe
- ✓ Staggered/stair step building types
- ✓ Stair step planting on retaining wall
- ✓ Detention Pond

John Langa makes a motion to forward the project for approval with the following recommendations:

- **Supplement existing trees**
- **Brick Façade facing roadway should wrap around the following:**
 - o Lots 620, 636, 23, 27, 22, and 21
- **Enhance landscaping on Olive side of building for the following:**
 - o Lots 18, and 19

Bryant Conant seconds the motion.

The motion passes by voice vote of 4 - 0

- C. Chesterfield Commons Outlot 16 (Retail):** Architectural Elevations, Landscape Plan and the Architect's Statement of Design for a retail building in the Chesterfield Commons development, zoned "C-8" Planned Commercial and located south of Chesterfield Airport Road, east of Chesterfield Commons Drive.

Project Planner Kyle Dubbert presents the project. Petitioner is proposing to construct a non-continuous line of shops consisting mostly of brick stone, EIFS and glass. The trash enclosure is to be surrounded by brick. The Department of Planning has reviewed the project and found no outstanding issues.

Items Discussed:

- ✓ Road Curvature
- ✓ Back of building
- ✓ Hidden service entrance
- ✓ A-typical site
- ✓ Multi-tenant
- ✓ Matching designs
- ✓ Evergreen screening for isolated trash enclosure

- ✓ Doors on four (4) corners
- ✓ Sign for each entry and ordinance requirements
- ✓ 4' parapets on four (4) sides of building

John Langa makes a motion to forward the project for approval.

Bryant Conant seconds the motion.

The motion passes by voice vote of 4 - 0

- D. Baxter Center:** Amended Architectural Elevations and Landscape Plan for a retail center in a "C-8" Planned Commercial District located on Clayton Road, east of the intersection of Baxter Road and Clayton Road.

Senior Planner Annissa McCaskill-Clay presents the project. Amended plans include additional features, textures, plaza area planters, additional shrubbery, painted EIFS, and accent lighting on added dormers. The Department of Planning has reviewed the project and found no outstanding issues.

Items Discussed:

- ✓ Paint color for EIFS
- ✓ Dormer lighting and panel

Bryant Conant makes a motion to forward project for approval with the following recommendations:

- Dormer Light should be low intensity ($\leq 40W$)
- Dormer Panel should be Plexiglas material

John Langa seconds the motion.

The motion passes by voice vote of 4 - 0

III. APPROVAL OF THE AUGUST 12, 2004 MEETING SUMMARY

John Langa makes a motion to approve the minutes of the last meeting as amended.

Matt Adams seconds the motion.

The motion passes by voice vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI. ADJOURNMENT

Meeting adjourned at 8:00 p.m.